



The Prince's Foundation
FOR THE BUILT ENVIRONMENT

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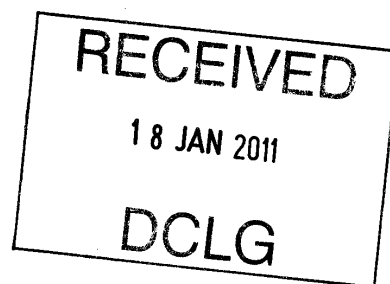
Helen Kelly

The Rt Hon Grant Shapps MP
Minister for Housing and Local Government
Department for Communities and Local Government
Eland House, Bressenden Place
London, SW1E 5DU

12th January 2010

Dear Minister

Housing Design Review and Planning Reform



I understand the Department is deliberating how acceptable design and sustainability standards for new neighbourhoods might be maintained, despite funding restraints to both centralised architectural review bodies and local authority planning departments.

The Prince's Foundation believes that meaningful community engagement is one of the positive steps that can be taken to improve the quality of community design, reducing local opposition to larger schemes and enabling smaller plans to feel the benefit of local support. Additionally, we believe that it is important to ensure that buildings and streets have much stronger reference to their local context, using materials appropriate to the local area. These are values which we have found reflected by the communities we engage with and our planning work around the country evidences this principle at work.

If quality and visual appeal of new building can be assured, local authorities may enjoy public support in granting consents for larger numbers of housing within frameworks such as the Local Development Order (LDO). The use of the LDO can provide both the streamlining of the planning process desired by industry, and the kind of built-in environmental standards that will ensure that sustainable development is delivered.

Considering the external scrutiny of design, I have recently advocated that, because they have the potential to add value as well as making developers accountable, design review could be provided by a competitive market of professional bodies and other qualified facilitators, if local authorities maintained a requirement for independent review. The costs of such review would be met by the private sector. We have successfully scoped this model in principle with several local authorities and feel it could be a cost effective safeguard of quality in sustainable development.



I hope these are ideas that offer time and cost efficiency to the emergent National Planning Policy Framework and would be willing to discuss further how I see them working, should you feel it appropriate.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Hank Dittmar', with a stylized, cursive script.

Hank Dittmar
Chief Executive



Ros Kerslake
The Prince's Regeneration Trust
90-92 Great Portland Street
London
W1W 7NT

The Rt Hon Grant Shapps MP
Minister for Housing and Local Government

Department for Communities and Local Government

Eland House
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Our Ref: GS/GS/013312/11

20 APR 2011

Dear Ros,

Thank you for your letter received on 28 March and for letting me see a copy of the New Economics Foundation's report "Value Added".

You mention a scheme proposed in the report that involves VAT. The general agreements that cover the application of VAT throughout the EC do not allow us to extend the scope of our existing zero rates or introduce new ones. However, I am pleased to confirm that a reduced VAT rate is already applied to certain residential conversions and renovations to encourage regeneration and renewal of existing housing stock. This applies, for example, to empty homes that have been empty for two or more years.

Any grant scheme, such as the Listed Places of Worship Grant scheme, which replicates the impact of a reduced VAT would be a significant resource commitment in the context of a difficult spending climate. However the Government is continuing to keep the impact of VAT on different building work under review.

I am pleased to confirm that I have asked my officials to provide you with a briefing on 'Buy Now, Pay Later' for you to consider in relation to heritage regeneration projects.

A large, stylized handwritten signature in black ink, which appears to read "Grant".

GRANT SHAPPS MP

*Great to meet you the
other week. Stay
in touch.*

28 April 2011

Ros Kerslake
Chief Executive
The Prince's Regeneration Trust
90-92 Great Portland Street
London
W1W 7NT

Our Ref:
Your Ref:

Dear Ms Kerslake

Build Now, Pay Later

In your recent letter to Rt Hon Grant Shapps MP, Minister for Housing and Planning, you said that you would be interested in receiving a briefing on 'Build Now, Pay Later'. I am sorry for the delay in getting back to you, but as I mentioned to Nicola Barr, this request reached me as I was about to depart on leave.

You have probably have already seen the announcement made by the Minister on 30 March introducing Build Now, Pay Later. The Minister also announced that the HCA has accelerated the release of six sites in advance of publishing a comprehensive strategy at the end of May. For ease of reference this is at <http://www.communities.gov.uk/news/corporate/1876832> . More recently Budget 2011 announced that the Government would be testing 'build now, pay later' to accelerate the release of public sector land to support homes and jobs.

Essentially, 'Build Now, Pay Later' is designed to enable builders to start work on housing sites without having to bear the up front cost of paying for the land. The aim is to enable them to apply scarce funding to economic activity rather than tying up money in land ownership. This will also help to improve development risk.

Build Now, Pay Later can be delivered through a variety of models, depending on local circumstances. Typically this will involve the developer being granted a building licence which will give sufficient certainty to enable investment in preparatory works such as obtaining a planning permission and providing infrastructure. The developer will then 'call down' the freehold of the site, often in tranches, paying a base value agreed at the outset and possibly overage.

I appreciate that I have covered no more than the headlines of Build Now, Pay Later but hope that you will find this overview helpful. If you have any more detailed

questions I will do my best to answer them, or to meet you and colleagues if you would prefer.

Yours sincerely

Andrew Hannan



6 July 2011

Rob Booth
The Guardian

Our Ref: F0004780

Your Ref:

[By e-mail to: [REDACTED]]


Dear Rob


REQUEST FOR INFORMATION: CORRESPONDENCE WITH HRH THE PRINCE OF WALES' CHARITIES AND TRUSTS

Thank you for your e-mail of 10 May 2011 in which you asked the Department for Communities and Local Government to re-consider the Department's response to your request for information of 4 April 2011.

Your request has been considered under the Freedom of Information Act 2000 and the Environmental Information Regulations and I am now able to provide you with the Department's response. I apologise for not being able to provide you with a substantive response before now.

I can confirm that further searches undertaken have shown that the Department does hold additional information falling within the terms of your request and is able to provide you with that information. This is contained in the attached copies of the following letters:

 letter of 12 January 2011 [dated 2010] from The Prince's Foundation for the Built Environment to Grant Shapps; and

 letter from The Prince's Regeneration Trust to Grant Shapps, received on 28 March 2011, and the Minister's reply of 20 April; and a follow up letter of 28 April from officials to the Trust.

Some of this information would have been held by the Department at the time of your original request and I am sorry that it appears the searches initially carried out by the Department in considering your request did not reveal this information.

As an organisation we aim to be as helpful as possible in the way we deal with requests for information under the FOI Act and EIRs. If, however, you are not satisfied with the way in which your request has been handled or the outcome, you may request an internal review within two calendar months of the date of this letter. Information about the Department's review procedures and how to apply for an internal review of your case can be found on the Department's website at

<http://www.communities.gov.uk/corporate/foi/foicomplaints/>. This also explains your right to apply directly to the Information Commissioner for a decision in the event that you remain dissatisfied following the Department's review.

Generally, the ICO cannot make a decision unless you have exhausted the internal review procedure provided by this Department. The Information Commissioner's address is in the leaflet referred to above.

If you have any queries about this letter, please contact me. Please remember to quote the reference number above in any future communications.

Yours sincerely

Martin Harding